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NOTICE OF PREPARATION DOCUMENTATION

DATE: April 15, 2010

PROJECT NAME: Singing Hills Estates

PROJECT NUMBER(S): GPA 09-009, SP04-005, R04-012, TM5380RPL²

PROJECT APPLICANT: Thomas Odom/ REC Consultants

ENV. REVIEW NUMBER: 04-14-021

PROJECT DESCRIPTION: The project is a General Plan Amendment, Specific Plan, Rezone, and Tentative Map. The General Plan Amendment will change the existing General Plan Designations to (21) Specific Plan Area and the Regional Category to CT, Country Town. The Specific Plan will guide the project by proposing development regulations for the property. The Rezone will change the zoning to S88, Specific Plan and S80, Open Space Use Regulations. Two Tentative Maps will subdivide the property into 122 single-family residential lots ranging in area from 6,800 square feet to 5 acres, two private park lots and 6 open space lots.

The project site is located on the south side of the community of South Crest and north of Dehesa Road in the in the Crest/Dehesa/Harbrison Canyon/Granite Hills Subregional Planning Group, within the unincorporated area of San Diego County. The site is currently subject to the General Plan Regional Category EDA (Estate Development Area) and Land Use Designations (1), (17), (18) and (24). The current zoning for the site is A70 and RR1.

Access will be provided from Suncrest Boulevard, South Lane, Eucalyptus Drive and Descanso Lane on the north side of the project site, and Sycuan Summit Drive on the south side. The project would be served by sewer and imported water from the Padre Dam Municipal Water District. Fire Services would be provided by San Miguel Fire District and San Diego Rural Fire Protection District. Earthwork will consist of cut and fill of approximately 587,000 cubic yards of material balanced on site. The project

includes the following off-site improvements: roads, utilities, fire-clearing and landscaping.

The project proposes to be implemented in four phases, with the first phase including the northwest third of the site consisting of 26 residential lots and 151.6 acres of open space. The second phase is east and south of phase one and includes 51 residential lots and 71.6 acres of open space. The third phase is further south of the second phase and includes 34 residential lots and 29.9 acres of open space. The fourth phase is the southerly portion of the project site and includes 11 residential lots and 155.9 acres of open space.

PROJECT LOCATION: The project is located south of the community of South Crest and north of Dehesa Road within the unincorporated area of San Diego County. Thomas Brothers Coordinates: Page 1252, Grids G4, G5, G6 and G7.

PROBABLE ENVIRONMENTAL EFFECTS:

The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report.

The following is a list of the subject areas to be analyzed in the EIR and the particular issues of concern:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions Analysis
- Hazards (Fire Safety)
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Transportation/ Traffic
- Utilities & Service Systems

Attachments:

Project Regional Location Map
Project Detailed Location Map

Plot Plan Exhibit
Environmental Initial Study